169.0	0008	0003.C	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	733,900 / 733,900
					USE VALUE:	733,900 / 733,900
					ASSESSED:	733,900 / 733,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAI PHILIP K/JOY M
Owner 2:	
Owner 3:	
Street 1:	36 VALENTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LILLIE MICHAEL W -
Owner 2:	LILLIE KATE -
Street 1:	36 VALENTINE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .083 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1740 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3626.000	363,800		370,100	733,900
Total Card	0.083	363,800		370,100	733,900
Total Parcel	0.083	363,800		370,100	733,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.78 | /Parcel: 421.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112247

GIS Ref

GIS Ref

Insp Date 07/24/18

!13095!

PREVIOUS ASSESSMENT

Parcel ID 169.0-0008-0003.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	363,800	0	3,626.	370,100	733,900		Year end	12/23/2021
2021	101	FV	352,000	0	3,626.	370,100	722,100		Year End Roll	12/10/2020
2020	101	FV	352,000	0	3,626.	370,100	722,100	722,100	Year End Roll	12/18/2019
2019	101	FV	277,600	0	3,626.	370,100	647,700	647,700	Year End Roll	1/3/2019
2018	101	FV	277,600	0	3,626.	312,000	589,600	589,600	Year End Roll	12/20/2017
2017	101	FV	277,600	0	3,626.	285,500	563,100	563,100	Year End Roll	1/3/2017
2016	101	FV	277,600	0	3,626.	243,200	520,800	520,800	Year End	1/4/2016
2015	101	FV	261,000	0	3,626.	211,500	472,500	472,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:09:07

LAST REV

Date	Time
08/28/18	14:25:20
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13095

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LILLIE MICHAEL	49474-509		5/21/2007		472,000	No	No		
LILLIE MICHAEL	44771-245		3/9/2005	Family	1	No	No		
MAGLIOZZI LOUIS	35869-484		7/11/2002		393,000	No	No		
	9179-43		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2013	839	Redo Kit	41,500					
4/9/2009	215	Re-Roof						
4/20/2005	259	Wood Dec	3,000	C		G6	GR FY06	12x20 deck
9/15/2004	866	Manual	5,000	C		G6	GR FY06	new steps and slab
6/1/2004	441	Manual	15,000	C		G6	GR FY06	winterize existing
5/5/2003	323	Dormers	2,150	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
4/10/2014	Measured	PC	PHIL C
7/12/2013	Info Fm Prmt	EMK	Ellen K
12/3/2008	MLS	MM	Mary M
12/2/2008	Measured	355	PATRIOT
7/28/2007	MLS	HC	Helen Chinal
10/28/2005	Permit Visit	BR	B Rossignol
1/19/2005	Info Fm Prmt	BR	B Rossignol
10/30/2002	MLS	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	112247
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3626		Sq. Ft.	Site		0	70.	1.46	7									370,146						370,100	

Total AC/HA:	0.08324	Total SF/SM:	3626	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	370,146	Spl Credit		Total:	370,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.33359373
Const Adj.:	0.98980004
Adj $ / SQ:	145.199
Other Features:	101750
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	446974
Depreciation:	83137
Depreciated Total:	363837

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

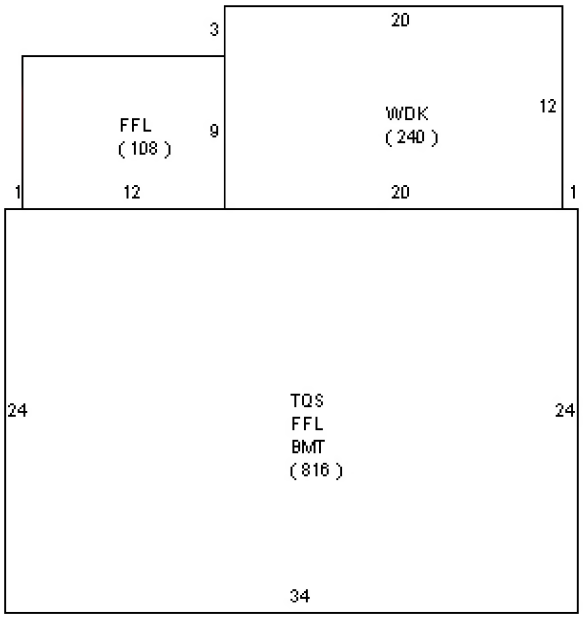
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.69
Special Features:	0	Val/Su Net:	140.35
Final Total:	363800	Val/Su SzAd	236.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	924	145.200	134,164
BMT	Basement	816	51.730	42,209
TQS	3/4 Story	612	145.200	88,862
WDK	Deck	240	10.060	2,415

Net Sketched Area:	2,592			Total:	267,650
Size Ad	1536	Gross Area	2796	FinArea	1740

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0008-0003.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: